



DEPARTMENT OF PLANNING  
STAFF REPORT

## PLANNING COMMISSION PUBLIC HEARING

**DATE OF HEARING: June 23, 2010**

**SPEX 2009-0008; SPEX 2009-0012; SPEX 2009-0013, CORPUS CHRISTI CHURCH  
PARISH CENTER; SCHOOL; RECTORY AND CONVENT**

**DECISION DEADLINE: November 1, 2010**

**ELECTION DISTRICT: Dulles**

**PROJECT PLANNER: Jane McCarter**

**DIRECTOR: Julie Pastor**

### EXECUTIVE SUMMARY

The Catholic Diocese of Arlington, Virginia has submitted an application for special exceptions for permit a 1200-seat church parish center with associated accessory uses including athletic fields, a private K-8<sup>th</sup> grade elementary/middle school for 200 students, and a rectory and convent for up to 10 residents in the TR-1UBF (Transitional Residential-1) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed church parish center use is listed as a Special Exception use under Table 2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-639; the proposed elementary/middle school use is listed as a Special Exception use under Table 2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-655; and the proposed rectory and convent use is listed as a Special Exception use under Table-2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-656. The property is approximately 17.9 acres in size and is located south of John Mosby Highway (Route 50), north of Tall Cedars Parkway (Route 2200), and approximately 150 feet east of Goshen Road (Route 616) in the Dulles Election District.

The area is governed by the policies of the Revised General Plan (Transition Policy Area), the Revised Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan which designate this area for land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west including public and private schools and compatible institutional uses.

### RECOMMENDATION

Staff can support the proposal based on the overall design and can recommend that the Planning Commission forward the applications to the Board of Supervisors with recommendations of approval, subject to the Conditions of Approval dated May 14, 2010, and based on the Findings in the June 23, 2010 Staff report.

## **SUGGESTED MOTIONS**

### **APPROVALS:**

- 1A. I move that the Planning Commission forward SPEX 2009-0008, Corpus Christi Church Parish Center, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 14, 2010 and based on the Findings contained in the June 23, 2010 Staff Report.

And,

- 1B. I move that the Planning Commission forward SPEX 2009-0012, Corpus Christi Parish Center School, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 14, 2010 and based on the Findings contained in the June 23, 2010 Staff Report.

And,

- 1C. I move that the Planning Commission forward SPEX 2009-0013, Corpus Christi Parish Center Rectory and Convent, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 14, 2010 and based on the Findings contained in the June 23, 2010 Staff Report.

Or,

### **WORKSESSIONS:**

2. I move that the Planning Commission forward SPEX 2009-0008, Corpus Christi Church Parish Center, to a worksession for further review.

Or,

3. I move that the Planning Commission forward SPEX 2009-0012, Corpus Christi Parish Center School, to a worksession for further review

Or,

4. I move that the Planning Commission forward SPEX 2009-0013, Corpus Christi Parish Center Rectory and Convent, to a worksession for further review.

Or,

**DENIALS:**

5. I move that the Planning Commission forward SPEX 2009-0008, Corpus Christi Church Parish Center, with a recommendation of denial to the Board of Supervisors based upon the following Findings:

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Or,

6. I move that the Planning Commission forward SPEX 2009-0012, Corpus Christi Parish Center School, with a recommendation of denial to the Board of Supervisors based upon the following Findings:

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Or,

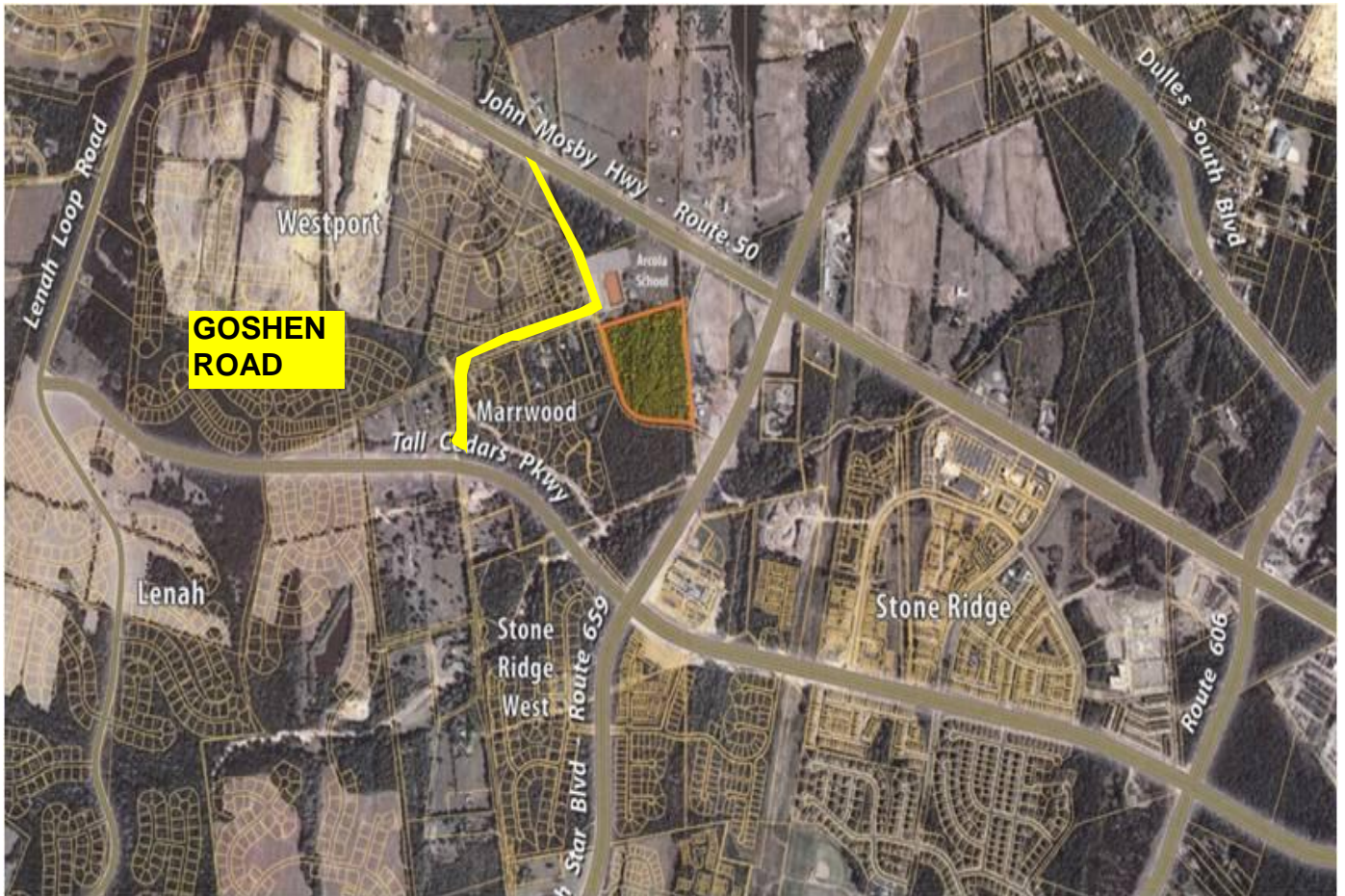
7. I move that the Planning Commission forward SPEX 2009-0013, Corpus Christi Parish Center Rectory and Convent, with a recommendation of denial to the Board of Supervisors, based on the following Findings:

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## VICINITY MAP



**Directions:** From Leesburg, proceed south on James Monroe Highway (Route 15) to the roundabout intersection with John Mosby Highway (Route 50) at Gilberts Corner, approximately 11 miles. Proceed east on Route 50 to the intersection with Goshen Road on the right approximately 6 miles. Turn right onto Goshen Road and proceed approximately 0.5 miles to the Arcola school site on the left. The Corpus Christi Parish site abuts the Arcola School site to the southeast.

## TABLE OF CONTENTS

|             |  |           |
|-------------|--|-----------|
| <b>I.</b>   | <b>Application Information .....</b>               | <b>6</b>  |
| <b>II.</b>  | <b>Summary of Discussion .....</b>                 | <b>7</b>  |
| <b>III.</b> | <b>Findings for Approval.....</b>                  | <b>8</b>  |
| <b>IV.</b>  | <b>Conditions of Approval .....</b>                | <b>9</b>  |
| <b>V.</b>   | <b>Project Review .....</b>                        | <b>12</b> |
| <b>A.</b>   | <b>Context.....</b>                                | <b>12</b> |
| <b>B.</b>   | <b>Summary of Outstanding Issues .....</b>         | <b>12</b> |
| <b>C.</b>   | <b>Overall Analysis .....</b>                      | <b>13</b> |
| <b>D.</b>   | <b>Zoning Ordinance Criteria for Approval.....</b> | <b>20</b> |
| <b>VI.</b>  | <b>Attachments .....</b>                           | <b>24</b> |

## I. APPLICATION INFORMATION

**APPLICANT:** Catholic Diocese of Arlington  
The Most Reverend Paul S. Loverde, Bishop  
200 North Glebe Road, Suite 914  
Arlington, VA 22203  
703-841-2521

**PROPERTY OWNER:** Stone Ridge Community Development  
Mr. Roy R. Barnett, Group President  
5252 Lyngate Court  
Burke, VA 22015  
703-425-2600

**REPRESENTATIVES:** Bowman Consulting Group, Ltd.  
Ms. Packie Crown, Principal  
101 South Street SE  
Leesburg, VA 20175  
703-443-2400

**PROPOSAL:** Three Special Exceptions to permit a 1200-seat church parish center with associated accessory uses including athletic fields; a private K-8 elementary/middle school for 200 students; and a rectory and convent for up to 10 residents in the TR-1UBF (Transitional Residential-1) zoning district.

The application was accepted for processing on April 24, 2009.

**LOCATION:** South of Route 50, north of Tall Cedars Parkway (Route 2200), and approximately 150 feet east of Goshen Road (Route 616) abutting Arcola School.

**ZONING:** TR1-UBF

**TAX MAP/PARCEL:** Tax Map - 100////////57/ MCPI – 247-49-1020

**PROPOSED RESIDENTIAL UNITS:** N/A

**PROPOSED NON-RES SQUARE FOOTAGE:** 58,000

### **SURROUNDING LAND USES/ZONING:**

|              | <u><b>ZONING</b></u> | <u><b>LAND USE</b></u>                         |
|--------------|----------------------|--|
| <b>NORTH</b> | TR1-UBF              | Residential – Single Family and Private School |
| <b>SOUTH</b> | TR1-UBF              | Residential - Vacant                           |
| <b>EAST</b>  | TR1-UBF              | Residential – Single Family and Farm           |
| <b>WEST</b>  | TR1-UBF              | Residential – Single Family                    |

**ELECTION DISTRICT:** Dulles

## II. Summary of Discussion

| Topic/<br>Issue Area      | Issues Examined and Status   |
|---------------------------|--|
| <b>Comprehensive Plan</b> | Institutional use is supported within the Transition Area. RESOLVED – See plat and Conditions addressing visual impacts, parking, architectural elements, landscape and buffering. Staff can support the proposal based on the overall design.   |
|                           | Scale and intensity of use at upper limits of acceptable range for Transition area. RESOLVED – See plat. Staff can support the proposal based on the overall design.   |
|                           | Parking provided exceeds required by 50% and is located in the front of the structures. RESOLVED – Partially addressed as shown on plat. Additional enhanced buffering, berming, and paving options recommended. Staff can support the proposal based on the overall design.   |
|                           | Open Space is minimum recommended by RGP resulting from additional parking provided. RESOLVED – See plat. Staff can support the proposal based on the overall design.  |
|                           | Location of institutional uses are to front on arterial or collector roads. RESOLVED – While near to Route 50 and future Relocated Route 659 the site fronts on Marrwood Drive. Staff can support the proposal based on the overall design.  |
|                           | Visual impacts regarding landscape and buffering – enhanced berming, landscaping, and buffering along Marrwood Drive needed to mitigate visual impact of parking in front yard. RESOLVED – Partially addressed as shown on plat. Additional enhanced buffering, berming, and paving options recommended. Staff can support the proposal based on the overall design. |
|                           | Building design elements to address massing, scale, materials, height and architectural details. RESOLVED– See plat and Condition #5. Staff can support the proposal based on the overall design.  |
|                           | Forest preservation at northeastern corner of property. RESOLVED – see plat and Condition #6.  |
|                           | Stormwater and surface water treatments include LID recommendations. RESOLVED – see Condition#8.   |
|                           | Lighting impacts with recreation field. RESOLVED – See Condition #7.   |
|                           | Officer or electronic message board traffic management during Sunday services at Route 50 and Goshen Road intersection; and at intersection of Goshen Road and primary entrance to Church site. RESOLVED – See Condition #3.   |
| <b>Zoning</b>             | Make several plat revisions and notes to address zoning comments. RESOLVED – See revised Plat.   |
|                           | Phasing of accessory uses subsequent to establishment of principal use. RESOLVED – See Condition #2.   |
| <b>Fire and Rescue</b>    | Applicant has offered a one-time contribution to fire rescue and emergency services. RESOLVED – See Note after Conditions of Approval.   |
|                           | Provide a dedicated fire and rescue access to ensure circulation throughout site. RESOLVED – See plat.   |

|                       |   |
|-----------------------|---|
| <b>Transportation</b> | School or Church uses require Marrwood Drive extension to eastern property line. RESOLVED – See Condition #3  |
|                       | Phase 2 uses require intersection improvements including realignment of Goshen Road with Westport Boulevard; turn lanes and signalization at Route 50 prior to development. RESOLVED – See Condition #2 |
|                       | School or Church uses require pedestrian crosswalks on Marrwood Drive intersections with Goshen ridge Place and Ozark Way. RESOLVED – See Condition #3  |
|                       | Sidewalk extension to eastern property line. RESOLVED – see plat and Condition #4.  |

| <b>Policy or Ordinance Sections Subject to Application</b>  |  |
|---|--|
| <u>Revised General Plan</u>   |  |
| Chapter 5, Green Infrastructure Policy 2; Forest, Trees and Vegetation Policies text and Policies 1, 3; Surface and Groundwater Resources text; Surface Water Policy 2; Historic and Archaeological Resources Policy 11; Airport Noise Policies 1, 7b; Lighting and Night Sky Policy 1A and text;                                 |  |
| Chapter 8, Transition Policy Area Map; General Policy 2; Transition Policies text; Community Design Policies 13c, 15; Land Use Pattern text; Transition Policy Design Area Guidelines, Villages Policy a; Transition Policy Design Area Guidelines, 3a; Non-residential Developments Along Arterial and Collector Roads Policy c; |  |
| Chapter 11, Design Guidelines for Non-residential Uses in the Transition Policy Area; Transition Policy Area Design Guideline 3c; Transition Area Policies Community Design Policy 24   |  |
| <u>2003 Bicycle &amp; Pedestrian Mobility Master Plan</u>   |  |
| Chapter 4, Land Development Policies 3, 5, 6 ,7 and 8   |  |
| <u>2001 Revised Countywide Transportation Plan</u>  |  |
| Chapter 2, Pedestrian and Bicycle Facilities Policy 5   |  |
| <u>Revised 1993 Zoning Ordinance</u>  |  |
| Section 4-1400 Airport Impact Overlay District  |  |
| Section 5-100 Accessory Use   |  |
| Section 5-600 Specific Use  |  |
| Section 5-700 Optional Development  |  |
| Section 5-1100 Parking  |  |

### III. FINDINGS FOR APPROVAL

1. The Special Exception proposals, as conditioned, are consistent with the applicable land use policies of the Revised General Plan for the Transition Policy Area. Institutional uses such as a church, private school and rectory/convent are envisioned within the Transition Policy Area of the Revised General Plan provided that they are developed at a scale that allows them to blend effectively (visually and spatially) into a rural landscape while serving both the suburban and rural populations.



2. The Applicant's proposal has incorporated changes to the design and transportation impacts to mitigate the impacts upon the neighboring residential and commercial communities and to ensure compliance with the Revised General Plan.
3. Conditions of Approval have been provided that address phasing of building construction, building design, parking design, tree conservation areas, and bicycle parking to ensure compliance with the Revised General Plan.
4. The applications comply with the applicable requirements of the Revised 1993 Zoning Ordinance.

#### IV. CONDITIONS OF APPROVAL

(May 14, 2010)

1. **Substantial Conformance.** The Property shall be developed in substantial conformance with Sheets 1 and 3 of the Special Exception Plat for Corpus Christi Parish Center ("SPEX Plat"), prepared by Bowman Consulting Group, dated February 27, 2009, as revised through May 7, 2010. Permitted uses shown on the plat shall be developed in accordance with the development phasing outlined below.

2. **Phasing.** Development of the Property shall occur in two phases as follows:

**Phase 1:** The development of the Parish Center structure, which may include offices, classrooms and liturgical space not to exceed 335 seats, accessory parking and open space. The Parish Center shall serve as an interim church until the Church building is constructed in Phase 2.

**Phase 2:** The development of a Church, a private school to serve up to 200 students, rectory, convent, and accessory uses including parking, open space and recreation, and the retention or redevelopment of the Parish Center. The Church shall not exceed 1200 seats, which shall include the 335 seats allowed in the Phase 1 interim church. Owner may, but is not required to, develop all of the Phase 2 uses. At no time shall the County require development of one Phase 2 use on the Property as a condition of another Phase 2 use. None of the Phase 2 uses shall be constructed until planned transportation improvements, consisting of the realignment of Goshen Road with Westport Boulevard and the signalization of the at grade Route 50/Westport Boulevard intersection, including turn lanes, are completed and open for service.

3. **Transportation.**

- A. Until such time as signals are installed and operational at the Route 50/existing Goshen Road intersection, and only if the County or VDOT determines the intersection operates in an unsafe condition for the period beginning one hour before and one hour after scheduled Sunday services (the "Sunday Church Use"), the Corpus Christi Parish Center will work with the County and VDOT to develop a

program to manage traffic operations by officer or electronic message board at the Route 50/existing Goshen Road intersection for the Sunday Church Use.

- B. Prior to occupancy of either the Church or the School, the Owner shall bond or construct the extension of Marrwood Drive, as a 2-lane local collector road from its terminus just east of Ozark Way to the eastern property line of the Corpus Christi Property, as shown on the SPEX Plat. If the Owner constructs this road section and at the time of construction no road exists at the eastern property line, the Owner shall install a temporary turn-around and bond or escrow funds to pay for the future removal of the temporary turn-around. Said bond or escrow of funds to pay for the removal of the temporary turn-around shall be used within 10 years from the date of bond or establishment of the escrow account or released to the Owner.
- C. Prior to occupancy of either the Church or School and subject to VDOT approval, the Owner shall install pedestrian crosswalks at the intersections of Goshen Ridge Place and Marrwood Drive and Ozark Way and Marrwood Drive in the locations as generally shown on the SPEX Plat. The crosswalks shall consist of striping the Marrwood Drive pavement to delineate the pedestrian crossings. Pedestrian actuated crossing lights shall not be required to be installed.
- D. If the County or VDOT determine the intersection of Goshen Ridge Place and the primary entrance to the Corpus Christi Parish Center operates in an unsafe condition for Sunday Church Use, the Corpus Christi Parish Center will work with the County and VDOT to develop a program to manage traffic operations at the intersection with Parish personnel.

4. **Sidewalks.** The Owner shall bond or construct sidewalks in phases along its Marrwood Drive frontage to serve the parish campus and surrounding neighborhood as follows:

- A. Prior to occupancy of Phase 1, the Owner shall extend the sidewalk from the northwest property boundary (adjacent to property identified as PIN: 246-19-7273) to the western side of the site's primary entrance (at the intersection of Marrwood Drive and Goshen Ridge Place);
- B. Upon the later of (a) the construction of Marrwood Drive from Goshen Ridge place to Ozark Way or (b) the occupancy of either the Church or the School, the Owner shall extend the sidewalk from the east side of the site's primary entrance to the western side of the site's entrance at the intersection of Marrwood Drive and Ozark Way;
- C. When Marrwood Drive is extended to the eastern property boundary, the Owner shall extend the sidewalk from the eastern side of the Marrwood Drive/Ozark Way intersection to the eastern property boundary.

5. **Architectural Guidelines.** The SPEX Plat indicates building envelopes for the Parish Center, the Church and the School. The footprint of the Parish Center, the Church and the School buildings constructed on the Property shall not exceed their respective building envelopes as shown on the SPEX Plat. The SPEX Plat also indicates the maximum square feet for each of these buildings. Each of the buildings shall not exceed the maximum square feet for that building shown on the SPEX Plat. The final design of the Parish Center, the Church and the School will be determined at the site plan stage of development in accordance with the SPEX Plat, and will be designed and developed in a manner that achieves an integrated architectural identity for the Property. The buildings may incorporate a variety of building shapes. The buildings will be constructed with permanent materials such as, but not limited to, brick, stone, or a combination of both. Glazed areas will also be incorporated into the building design. Projecting flat canopy roofs, sunscreens, and trellis shapes may be used at the entrances to the Parish Center, Church and School. Covered and/or enclosed walkways which are not shown between the building envelopes on the SPEX Plat may connect the individual buildings but are not part of the maximum floor area shown on the SPEX Plat. Building massing off-sets may be enhanced with a change in building materials, to include, but not limited to, brick masonry, natural stone, course or smooth cut stone, or similar permanent material. Clerestory windows may also be used for the buildings and a steeple-style element may be incorporated into the design of the parish campus.
6. **Buffer/Landscaping.** Existing vegetation will be retained within a natural area of variable width extending along the northeastern corner of the parcel as shown on the SPEX Plat, which will be supplemented by hardwood plantings. At a minimum, the width and quantity of supplemental plantings provided within these areas will be equivalent to a Type 1 Buffer Yard. Supplemental plantings may be installed in irregular intervals to replicate and complement the natural form of these areas. A schedule of supplemental planting will be developed in consultation with the County Arborist at the site plan stage of development.
7. **Lighting.** All exterior building and parking lot lighting shall be shielded and downcast to prevent glare on adjoining properties and public roads. No lighting shall be provided for the potential recreation/athletic area.
8. **Best Management Practices/Low Impact Development.** In addition to the Storm Water Management ("SWM") facilities shown on the SPEX Plat, the Applicant shall, where feasible, incorporate Low Impact Development ("LID") techniques into site design. The types and locations of LID techniques shall be identified at the time of site plan submission.
9. **NOTE:** The Applicant will provide a one time fire and rescue contribution to the County in the amount of \$0.10 per square foot of floor area construction for the fire and rescue services. This contribution shall be made, pro-rata, at the time the occupancy permit is issued for each building. The contribution shall escalate annually from the base year of 1988 and change effective each January 1st, thereafter, based on the Consumer Price Index (CPI).

## **V. PROJECT REVIEW**

### **A. CONTEXT**

The Catholic Diocese of Arlington, Virginia, (the “Applicant”) requests approval of a Special Exception (the “Application”) to allow religious assembly (1,200 seat church, parish center, rectory and accessory uses); education (school for more than 15 pupils), and group living (rectory or convent) uses on approximately 17.9 acres (the “Property”) in the Upper Broad Run subarea of the Transition Policy Area.

The Property is zoned TR1-UBF (Transitional Residential) and is currently owned by Stone Ridge Community Development II, LLC. All of the surrounding properties are zoned TR1-UBF. Land uses surrounding the Property include the recently approved Boyd School (“Arcola School” – SPEX 2008-0021) to the north, and existing and planned residential uses/communities including Stone Ridge, Marrwood Subdivision and Westport Subdivision on the east, south and west, respectively.

The Corpus Christi Parish is currently meeting in a flex industrial building within the Lafayette Business Park in Fairfax County. The Catholic Diocese of Arlington has been actively seeking land in the Dulles South area to locate a full-service parish that will satisfy the existing and future needs of the Corpus Christi Parish Center which currently has membership exceeding nine hundred (900) families.

The proposed special exception uses will be developed as a unified parish campus. The integrated development of the proposed uses on a centrally located campus will establish Corpus Christi Church as a comprehensive civic resource for the surrounding neighborhoods currently under development, and the Dulles South area as a whole.

The proposed project will develop in phases that correspond with the completion of planned transportation improvements associated with surrounding projects. Specifically, the first phase will be comprised of the Parish Center, which will initially serve as a multi-purpose facility wherein all church activities will occur. The Parish Center will provide a maximum capacity of 335 seats for the principal religious assembly use. This first phase of development will use existing roads. The build-out phase of the project may consist of the 1,200 seat church facility, 200-student elementary school, and convent, which will develop only upon completion of transportation improvements planned with adjacent projects.

### **B. SUMMARY OF OUTSTANDING ISSUES**

Given the Staff concessions with the Applicant to specific Transition policies regarding intensity and scale, parking, open space, location and access Staff finds the proposal can be supported. There are no outstanding issues. The Applicant is in agreement with the draft Conditions of Approval dated May 14, 2010. The conditions are under review by the County Attorney and Zoning Administration Staff, and an update will be provided at the public hearing.

## **C. OVERALL ANALYSIS**

### **COMPREHENSIVE PLAN**

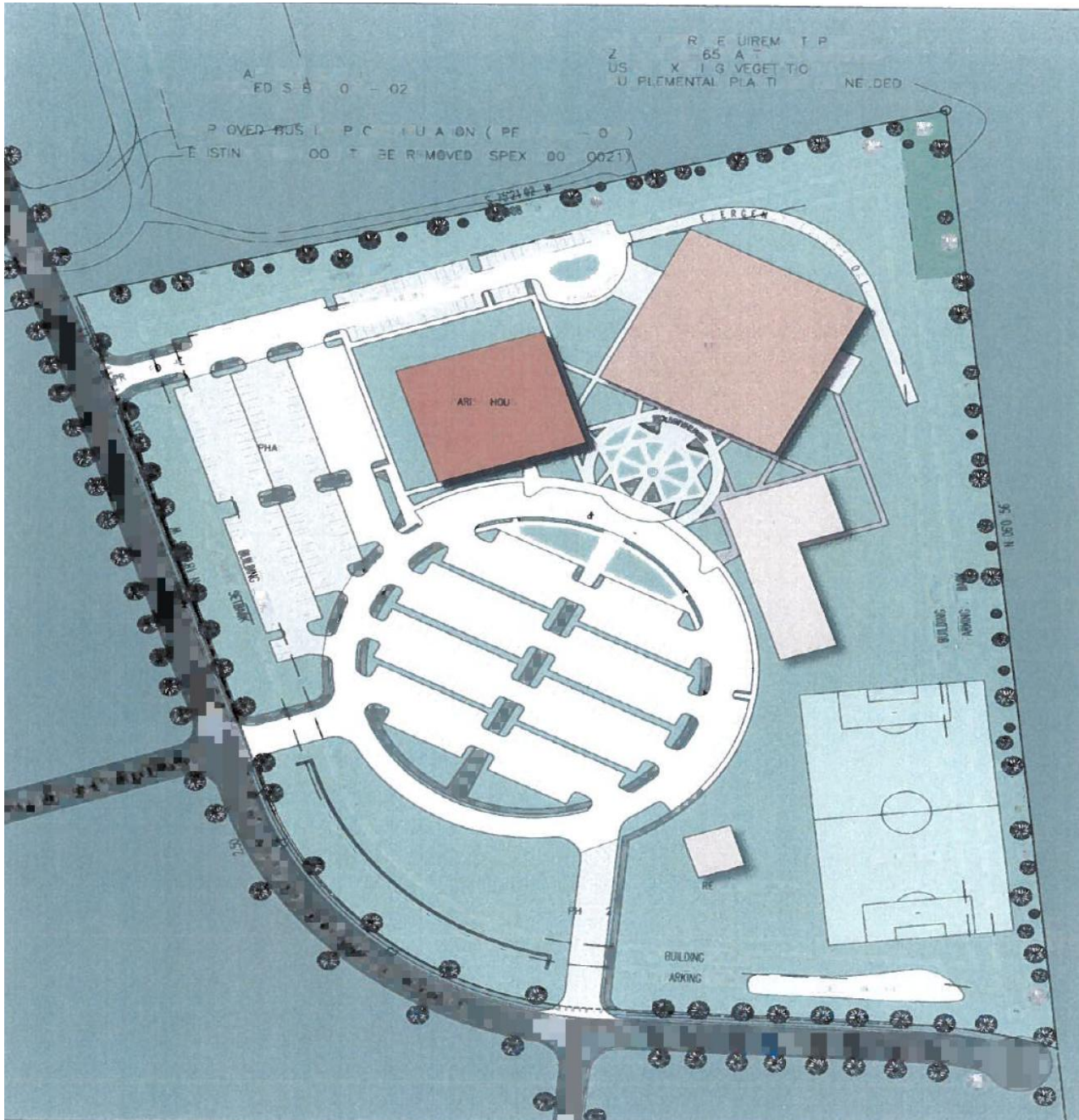
The site is governed under the policies of the Revised General Plan, the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The site is located in the Upper Broad Run subarea of the Transition Policy Area (Revised General Plan, Chapter 8, Transition Policy Area Map). The County's vision for the Transition Policy Area is for land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

### **LAND USE**

In addition to the "visual and spatial transition" between the Suburban and Rural Policy Areas (Revised General Plan, Chapter 8, General Policies, policy 2) noted above the Plan envisions that non-residential uses located within the Transition Policy Area will represent an appropriate transition from suburban to rural land uses, such as "equestrian centers, golf courses, retail nurseries, active recreation uses, kennels, and similar commercial uses, public and private schools and other compatible institutional uses provided they meet specific criteria that address the nature, scale and intensity of the use, market area and design characteristics" (Revised General Plan, Chapter 8, Land Use Pattern, text and Community Design Policies, policy 15). This proposed institutional use can be an appropriate transition area use with the proposed design, architectural elements, buffering, and parking provided, however the scale and intensity of the use upon the site is at the upper limits of the acceptable range. This results in a number of considerations to be assessed in evaluating the appropriateness of the site such as scale and intensity, parking, open space, and location.

The design proposed provides for the prominence of the church building at the top of a gently sloping grade most distant from the future residential communities. All other elements of the design are smaller in scale as they progress down the slope toward the frontage road of Marrwood Drive and the future residential community across that street. Finally the circular parking design element centers the structures further as it too steps down the slope toward dual entrances and a bermed and buffered perimeter along Marrwood Drive.

The parking provided for the site is 50% more than that required (494 spaces vs 300 required). While extra parking is desirable with institutional uses, particularly churches, in assuring adequate space for parishioners and keeping vehicles off of future neighboring residential streets, there is a significant visual impact in the location of the entire parking mass throughout the front of the site. Specifically the additional parking adjacent to the circular design element adds nothing to the design and could be softened in another manner. Transition policy for the site encourages parking behind the use. One solution would be to ensure the additional parking outside of the circular design element be constructed with green pavers (i.e. grasscrete or porous pavers) masking the parking element visually.



This current design provides for a minimum open space of 50% of the 50%-70% range recommended in the Revised General Plan. The minimal open space of this site in conjunction with the structural massing provides an intensity of use that appears more suburban than transitional.

However, Staff notes that the proposed Corpus Christi Parish Center is adjacent to the recently approved Boyd School in the former Arcola School building to the north. These sites are on the periphery of the surrounding residential neighborhoods of Stone Ridge, Westport and

Marrwood. In combination these two sites will provide a defined sense of place and a civic anchor for the developing residential neighborhood's communities.

Large scale civic or institutional uses requiring more than 15 buildable acres, such as the Corpus Christi Parish Center proposal, should be located on the periphery of an individual neighborhood or in core areas on roads that can accommodate the anticipated traffic volume (*Revised General Plan, Chapter 8, Community Design Policies, policy 13c*). It is anticipated institutional uses will front on arterial or major collector roads. While the location of the site is near Route 50 and the future relocated Route 659 the property fronts on a local street Marrwood Drive.

Given the Staff concessions with the Applicant to specific Transition policies regarding intensity and scale, parking, open space, location and access Staff finds the proposal can be supported.

### **EXISTING CONDITIONS – FOREST, WATER AND OPEN SPACE**

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive, and active resources that are integrated into a related system. The County uses integrated management strategies for the Green Infrastructure to ensure that all land use planning and development respect and preserve the holistic nature of the elements of the Green Infrastructure (*Revised General Plan, Chapter 5, Green Infrastructure Policies, policy 2*). All development within the Transition Policy Area will be clustered with 50 to 70 percent open space and the full implementation of the Green Infrastructure policies (*Revised General Plan, Chapter 8, Transition Policies, text*).

The County's forests and trees improve air and water quality, offer important habitat for birds, small mammals and other wildlife, and are buffers between communities. The Applicant's Forest Management Plan & Cover Type Map, dated September 14, 2004, indicates that the entire site is forested. The development of the site will result in the elimination of all the forested area internal to the site to allow for construction. To address this concern, and to address a greater than 60% impervious surface cover of the site, Staff sought preservation of existing mature vegetation along the northern and eastern boundaries and supplemental hardwood plantings to these buffer areas. The Applicant has provided a portion of preservation in the northeastern corner of the site and to planting the required Type 3 and Type 1 buffers to be enhanced with additional hardwood plantings in a natural form plan to be designed with the County Arborist at site plan development and as described in Condition of Approval #6.

Staff has no issue with forest cover.

The project's proposed impervious surfaces, including roadways and rooftops, are anticipated sources of runoff and pollutants, such as litter, road salts, oil, grease, and heavy metals, which impact water quality (*Revised General Plan, Chapter 5, Surface and Groundwater Resources, text*). The proposed athletic field can also be expected to have substances, such as fertilizers, pesticides, and herbicides, applied to them each year. Without precautions, such substances could reach water resources with a resultant degradation in water quality.



To protect water resources, the County promotes innovative, cost-effective reuse systems, domestic water-saving devices, and low-impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution and through informed use (Revised General Plan, Chapter 5, Surface Water Policies, policy 2). Such devices could include permeable pavers, porous concrete, rain gardens, wet ponds, and oil-water separators, sited as close as possible to pollution sources. Through Condition of Approval #8 the Applicant has committed to providing Low Impact Design (LID) techniques in the site design in addition to the stormwater facilities shown on the plat. The LID measures will be specifically designed at site plan.

Staff has no issue with stormwater or surface water protection.

### **SITE DESIGN – BUILDING SCALE AND FORM, PARKING, LIGHTING, OPEN SPACE**

Non-residential uses, such as large institutions, are anticipated within the Transition Policy Area, provided that they meet specific criteria and address the nature, scale, intensity, and design characteristics of the use (Revised General Plan, Chapter 8, Community Design Policies, policy 15).

Non-residential uses will be developed at a scale that allows them to blend effectively (visually and spatially) into a rural landscape (Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, 3a). Within the Transition Policy Area, individual buildings of non-residential development will not be greater than 40 feet in height and 150 feet in length. Building heights can be stepped to relate to adjoining structures (Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, 3b). The design of the Corpus Christi Church Parish Center makes full use of the available land. Two of the proposed structures, the church and the school, as defined by the building envelopes are 200 feet long. The rectory/convent building envelope is a 50X50 envelope with a proposed 31,189 square foot area. As the site is limited to buildings of 40 feet in height it is unclear how this will be achieved. While the siting of the proposed structures minimizes their visual impact upon the future residential communities the scale relates more to a suburban or urban landscape than to a rural landscape. Staff seeks clarification regarding the floor area of the rectory/convent structure. Subject to the recommendations of additional berming and buffering as well as the rectory size clarification Staff can support the site design.

The scale and the volume of the primary built mass and accessory elements should not dominate over the natural landscape. Buildings should be shielded from the road using such items as natural landscaping and earthen berms. Developments will be sensitive to the use of glass and night lighting. These building elements will be buffered from access roads (Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, 3c). Additionally, continuous plane building surfaces will be avoided. Such surfaces will be broken into smaller segments through fenestration and setbacks (Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, 3c).

Staff sought detailed elevations and materials for the buildings, which demonstrated the design elements envisioned for non-residential uses in the Transition Area. In the statement of justification and response letter, the Applicant provided a detailed description of the site and



building design which provided potential building heights (not to exceed 40 feet), architectural elements, building materials and site layout. These elements also included specifications to provide recesses and offsets to reduce building massing, The Applicant has committed to these design elements in Condition of Approval #5 addressing Architectural Guidelines for the site. The Applicant has proposed a vegetated berm along Marrwood Drive to minimize the visual impact of the parking areas and create a visual break between the street and the structures at the rear of the site. Staff suggests the vegetated berms at this area be extended along the entire frontage with Marrwood Drive, be a minimum of 6 feet in height, and are provided with significant plantings to fully accomplish this goal. Staff recommends buffer plantings of, at minimum, an enhanced Type 2 front yard including 3, canopy, 2 understory, 3 evergreens and 10 shrubs per 100 lineal feet.

The Plan states that parking areas will be located behind buildings and will not be the dominant feature of the landscape. Paved parking surfaces will be broken into modules; interspersed with tree plantings and other on-site landscape materials to prevent the creation of large paved surfaces as associated with suburban malls or office complexes (*Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, 3c*).

The Applicant has designated parking in front of the proposed buildings, along the periphery of the future roadway that defines the western and southern boundaries of the site. To minimize the impact of this parking design the Applicant is proposing berming along Marrwood Drive, grade changes onsite and raised landscaped islands to help ensure visual prominence of the buildings which is in keeping with the design guidelines of the Plan.

The intent of the parking configuration is to carry out a circular design element used throughout the site; minimize the impacts of the church, parish center, and school structures upon the future residential communities in locating these structures at the rear of the site; and ensuring adequate parking for parishioners onsite. As discussed above minimizing the visual impacts of the parking outside of the circular design element through buffering, screening, and hardscaping options would soften the impact of the magnitude of the parking proposed.

Subject to the recommendations of additional berming and buffering Staff can support the parking design.

Staff expressed concern with the impact of lighting within the sports fields and parking on the residents to the south in the future Marrwood Subdivision. The Applicant has committed to Condition of Approval #7 which precludes lighting for the recreation/athletic area.

Staff has no issue with proposed lighting.

The Revised General Plan calls for open space areas to consist of natural areas, trails, athletic fields, parks and greens (*Revised General Plan, Chapter 11, Transition Area Policies, Community Design Policies, policy 24*). Further, greens and other maintained passive parks should serve both a recreational and design function and should be located in conjunction with such uses as schools, churches or community centers (*Revised General Plan, Transition Area Policies, Chapter 8, Community Design Policies, policy 24*).

The application materials provided outline the areas of proposed open space which result in approximately 8.95 acres or 50% of the site. The majority of open space is located on the southern and eastern portions of the site with other small areas located between buildings, parking and along the northern and eastern boundary. The site appears to be designed to adequately provide the open space area envisioned by the Plan.

Staff has no issue with open space.

### **TRANSPORTATION – VEHICULAR, BICYCLE AND PEDESTRIAN**

The Corpus Christi Parish Center site is located on the east side of future Marrwood Drive, south of Route 50 and west of future Northstar Boulevard (Route 659 Relocated). Access is proposed from Route 50 via Goshen Road (Route 616) and future Marrwood Drive. In the future (in conjunction with development of the approved Westport subdivision), Goshen Road is anticipated to be realigned (and its former alignment abandoned) between the site and U.S. Route 50, which would result in long-term access to the site from Route 50 via future Westport Boulevard and Marrwood Drive.

The traffic study analyzed current and future traffic conditions in the area. The church and convent/rectory uses were analyzed in light of their peak hour traffic impacts on Sundays, as well as during weekday AM and PM peak hours, while the school use was analyzed in light of its weekday AM and PM peak hour traffic impacts (the school is not proposed to be open on Sundays). The study assumes that a revised access configuration to the site from Route 50 (via future Westport Boulevard and Marrwood Drive, to include signalization and related intersection improvements to the Route 50/Westport Boulevard intersection) will be in place by 2015. The study, and consequently Condition of Approval #2, notes that the Phase 2 uses on the site would not be occupied prior to implementation of these improvements.

#### **Sunday Analysis**

The Sunday analysis demonstrates In Phase 1 (2012), that the proposed 335-seat church would generate a total of 513 average daily trips (ADT) on Sunday. In Phase 2 (2015), the proposed 1,200-seat church would generate a total of 1,836 ADT on Sunday. The proposed convent/rectory (assumed to be equivalent to one (1) single family detached dwelling would add nine additional Sunday vehicle trips, for a total Sunday ADT of 1,845.

When compared to the by-right use currently permitted on the site of 19 single family dwellings, the proposed Phase 1 would generate an additional 355 ADTs on Sunday. The proposed Phase 2 development program would generate an additional 1,687 ADTs on Sunday.

#### **Weekday Analysis**

In Phase 1 (2012), the study indicates that the proposed 335-seat church would generate a total of 148 average daily trips (ADT) on a weekday. In Phase 2 (2015), the proposed development program (i.e., 1,200-seat church, 200-student (K-8) private school, and convent/rectory (equivalent to one (1) single-family detached dwelling) would generate a total of 1,024 average weekday daily trips (ADT). School buses were not assumed to serve the school.

When compared to the by-right use currently permitted on the site (19 single family dwellings), the proposed Phase 1 (2012) development program would generate 42 fewer weekday ADTs,. The proposed Phase 2 (2015) development program would generate an additional 834 weekday ADTs.

By 2015, the study assumes that road improvements constructed by others will be in place, including (1) signalization and turn lane improvements at the Route 50/Westport Boulevard intersection; (2) construction of Westport Boulevard from Route 50 south into the Westport site; and (3) construction of a realigned segment of Goshen Road (renamed as Marrwood Drive) from Westport Boulevard to the southern entrance to the Boyd School. With the assumed improvements in place, the Route 50/Westport Boulevard intersection and all other intersections in the study area operate at acceptable LOS (LOS D or better) during the Sunday peak hour, with the exception of the eastbound side street movement (LOS F) at Goshen Ridge Place and Marrwood Drive opposite the northern entrance to the church site.

Although not assumed to be in place by the time of site buildout in 2015, the study notes that a future extension of Marrwood Drive east to Northstar Boulevard (Route 659 Relocated) is contemplated in the future, and that such a connection would provide a second ingress/egress to the proposed church site. This would ultimately result in a lower percentage of site traffic accessing the church via Route 50 and Westport Boulevard.

The Applicant has agreed to Conditions of Approval #2 and 3 addressing the timing of transportation improvements including signalization, turn lanes, traffic operations and temporary turnaround at the eastern property boundary of Marrwood Drive in conjunction with the phasing of development of the property. Staff sought complementary increases in each phase of the Corpus Christi Parish Center Center proposal to adequately address increased traffic concerns concurrent with each phase of construction.

The Applicant has agreed to Condition of Approval #4 providing a phased sidewalk extension across the site frontage to the eastern property boundary. Additionally the plat note has been provided for bicycle parking onsite.

Staff has no issue with vehicular transportation or the pedestrian and bicycle components.

## **ZONING**

There were no critical issues during the review of this application. Staff requested and the Applicant has provided changes to the design to incorporate comments regarding the timing of the accessory uses of the parish house, offices and rectory as subsequent once a principal use of the church, convent or school has been established. The Applicant has agreed to Condition of Approval #2 to phase construction to address this concern. All remaining comments from Zoning Administration were addressed by the Applicant through plat notes or Conditions of Approval.

Staff has no issue with zoning compliance.

## **FIRE, RESCUE, AND EMERGENCY SERVICES**

To ensure adequate access to the site Staff requested the site design incorporate a dedicated emergency access road that provided access to the rear of the parish center and church buildings on the property. The Applicant has provided an additional access to the site for this purpose. Additionally the circulation within the site at the special event vehicle area shall incorporate emergency vehicle circulation with the completion of the site plan design.

Fire and Rescue noted the response time to the site by Arcola VFRC Station 9 is 5 minutes 24 seconds. The Applicant has agreed to a note to provide a one-time contribution to Fire and Rescue Services at the time of occupancy permit for each structure.

Staff has no issue with fire, rescue or emergency services and access.

## **D. ZONING ORDINANCE CRITERIA FOR APPROVAL**

*Section 6-1310 of the Loudoun County Zoning Ordinance states "In considering a special exception application, the following factors shall be given reasonable consideration. The Applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":*

Below is Staff's analysis of these criteria; see the Applicant's Statement of Justification (*Attachment A-71*) for their response.

(A) Standard *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis The proposed use is consistent with the Revised General Plan policies for the Transition Policy Area. The County's vision is for land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west. This proposed institutional use can be an appropriate transition area use with the proposed design, architectural elements, buffering, and parking provided, however the scale and intensity of the use upon the site is at the upper limits of the acceptable range. This results in a number of considerations to be assessed in evaluating the appropriateness of the site such as scale and intensity, parking, open space, and location. Anticipated impacts have been adequately mitigated through Conditions of Approval.

(B) Standard *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis All applicable fire hazards for each special exception will be addressed at the time of site plan and building permit review. The circulation provided demonstrates adequate access to each of the three special exception uses and throughout the site inclusive of multiple emergency vehicle accesses with one access dedicated to emergency vehicles solely.

(C) Standard *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis No noise impacts are expected to be generated from the proposed site that would negatively affect adjacent properties. The design includes buffer areas of preserved vegetation and enhanced buffering to create an effective visual and aural screen as shown on the plat and defined in Condition of Approval #6.

(D) Standard *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis All outdoor lighting will comply with the Revised 1993 Zoning Ordinance requirements to ensure shielded and downcast lighting and meet the lighting limits at the property boundaries and as described in Condition of Approval #7.

(E) Standard *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis This Corpus Christi proposal is complementary and adjacent to the recently approved Boyd School in the former Arcola School building to the north. In combination these two sites will provide a defined sense of place and a civic anchor for the developing residential neighborhood communities of Stone Ridge, Westport and Marrwood. Further the architectural guidelines as described in Condition of Approval #5 will provide for an integrated architectural identity to the Corpus Christi campus. However the intensity of this use within a small acreage and surrounded by residential communities is of concern. Additionally the sole access to the site, Goshen Road/Marrwood Drive is a local road that also serves the surrounding residential communities. Access backups from this site to Route 50 will be significant during the Saturday/Sunday regular church services and special events.

(F) Standard *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis The Applicant is committed to planting the required Type 3 and Type 1 buffers to be enhanced with additional hardwood plantings in a natural form plan to be designed with the County Arborist at site plan development and as described in Condition of Approval #6.

(G) Standard *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis The proposal preserves perimeter trees at the northeastern corner of the property to be supplemented with hardwood plantings. There are no other features of environmental, archaeological or historic importance on the site.

(H) Standard *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

Analysis The proposal preserves perimeter trees at the northeastern corner of the property

to be supplemented with hardwood plantings. The preservation of these areas in addition to the implementation of Low Impact Design (LID) techniques for stormwater management will complement the open space and provide additional continuity of the animal habitat as well as water and air quality protection.

- (I) Standard *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis The proposed institutional uses of church and school are encouraged within the Transition Policy Area by the Revised General Plan. The property is in close proximity to key elements of the regional transportation network including the planned route of Relocated Route 659 and its future grade separated interchange at Route 50. Therefore the proposed Corpus Christi Parish Center will be located to maximize access to diverse spiritual, social and educational services for residents within the Dulles south area and serve the convenience and welfare of residents in each of the three policy areas.

- (J) Standard *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Analysis Access to the site will occur via Marrwood Drive which will ultimately connect to Route 50 and Relocated Route 659. The property is located near the future interchange of these roadways to provide regional access to the site. Therefore the network of collector and arterial will be capable of serving the proposed Corpus Christi Parish Center projected traffic at both the initial phase of development and at project buildout as indicated in the Traffic Impact Analysis included within *Attachment 22*. Buildout of the project will not occur until road improvements achieving the planned network connections to the north are completed by others as described in Condition of Approval #3.

Vehicular access to the site will occur from Marrwood Drive and coordinate with previously approved entrances onto Marrwood Drive by that subdivision. Pedestrian access will be provided along the frontage of Marrwood Drive and throughout the site to integrate this site with the surrounding transportation network as described in Condition of Approval #3.

- (K) Standard *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

Analysis There are no existing structures proposed for conversion with this application. There are no other features of environmental, archaeological or historic importance on the site.

- (L) Standard *Whether the proposed special exception will be served adequately by essential public facilities and services.*

Analysis The proposed use will be served by Loudoun Water for both public water and sanitary sewer facilities. These facilities will extend to the site from the adjacent Marrwood Subdivision and will be located as generally shown on the special exception plat.

(M) Standard *The effect of the proposed special exception on groundwater supply.*

Analysis The proposed Corpus Christi Parish Center will be reliant upon public water services and as such no effects upon the groundwater supply are expected.

(N) Standard *Whether the proposed use will affect the structural capacity of the soils.*

Analysis The proposed use is not anticipated to create any negative impact on the structural capacity of the soils. Grading and construction will adhere to all requirements of the Facilities Standards Manual through the site plan process.

(O) Standard *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

Analysis The proposal will capitalize on planned improvements to the surrounding road network and will not adversely affect the development of this road network in a safe and orderly manner. See item "J" for further description of the road network and project buildout coordination.

(P) Standard *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

Analysis The proposed uses will provide for civic diversity within the surrounding community. Additional employment opportunities will be provided by the church, school and parish uses. These opportunities are consistent with the economic objectives of the Revised General Plan.

(Q) Standard *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

Analysis The Property is not currently in use for agriculture or industry. The proposal does not affect the opportunities for agricultural, industrial or business within surrounding parcels.

(R) Standard *Whether adequate on and off-site infrastructure is available.*

Analysis There is adequate infrastructure provided to the site to serve the Phase 1 proposed uses. Phase 2 will require additional transportation improvements to mitigate the impacts of the increasing number of parishioners. Condition of Approval #3 defines the transportation improvements and timing of delivery for these improvements as well as providing a mechanism to ensure safe movement throughout the site to manage traffic operations prior to or during the development of the site.

(S) Standard *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

Analysis There are no odors anticipated from the Corpus Christi Parish Center area that would adversely affect adjacent areas.

(T) Standard *Whether the proposed special exception uses provide sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Analysis The area of the special exceptions will be accessed via Goshen Road/Marrwood Drive. As this is the sole access to this area there will be some affect upon the surrounding existing residential street.

| <b>VI. ATTACHMENTS</b>  |                           | <b>PAGE #</b>   |
|---|---------------------------|-----------------|
| <b>1. Review Agency Comments</b>  | <b>Referral Dates</b>     |                 |
| a. Comprehensive Planning   | 02/09/10, 06/02/09        | A-01            |
| b. Zoning   | 01/06/10, 05/13/09        | A-14            |
| c. Environmental Review   | 02/13/10, 05/20/09        | A-19            |
| d. Office of Transportation Services  | 03/01/10                  | A-22            |
| e. Virginia Department of Transportation                                    | 01/05/10, 01/19/10        | A-58            |
| f. Health Services, Environmental   | 12/28/09, 05/08/09        | A-65            |
| g. Fire, Rescue, and Emergency Services                                     | 02/12/10, 06/01/10        | A-66            |
| h. Parks, Recreation and Community Services                                 | 01/21/10, 06/03/09        | A-68            |
| <b>2. Applicant's Statement of Justification</b>                            | <b>revised 05/14/10</b>   | <b>A-71</b>     |
| <b>3. Applicant's Response to Referral Comments</b>                         | <b>05/14/10, 11/18/09</b> | <b>A-86</b>     |
| <b>4. Reaffirmation of Disclosure of Real Parties in Interest Affidavit</b> | <b>signed 05/19/10</b>    | <b>A-107</b>    |
| <b>5. Conditions of Approval</b>  | <b>revised 05/14/10</b>   | <b>A-123</b>    |
| <b>6. Special Exception Plat Set</b>  | <b>revised 05/05/10</b>   | <b>Attached</b> |